

test PDF Combine only

Type: 52 - Mixed Old			
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total: 20	
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1920	Eff Yr Blt:
Alt LUC: 101	Alt %: 40
Jurisdicth: 101	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		30 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	1.28405797
Const Adj.:	0.95705277
Adj \$ / SQ:	147.469
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379937
Depreciation:	117781
Depreciated Total:	262157

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 4			BRs: 1			Baths: 2			HB				

REMODELING

	Exterior:	
	Interior:	
	Additions:	
.%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
1%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	M
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	147.47
Special Features:	0		Val/Su Net:	92.00
Final Total:	262200		Val/Su SzAd	158.33

SKETCH

```

graph TD
    A["FFL  
BMT  
(424)"] -- 30 --> B["No"]
    A -- 394 --> C["Yes"]
    C -- 28 --> D["No"]
    C -- 588 --> E["Yes"]
    E -- 20 --> F["No"]
    E -- 568 --> G["Yes"]
    
```

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	44.240	46,01
FFL	First Floor	1,040	147.470	153,36
SFL	Second Floor	616	147.470	90,84
UAT	Upper Attic	154	82.580	12,71
Net Sketched Area:		2,850	Total:	302,93
Size Ad	1656	Gross Area	3312	FinArea
				181

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
10					
68	FFL	100	OFC	100 A	1
41	UAT	100	FLA	100 F	
18					
37					
10					

IMAGE



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Type: 52 - Mixed Old			
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total:	20
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:	101	Alt %:	40
Jurisdic		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		30 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.0%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	1.28405797
Const Adj.:	0.95705277
Adj \$ / SQ:	147.469
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379937
Depreciation:	117781
Depreciated Total:	262157

COMMENTS

	SINK IN OFFICE.	4

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM's:	4		BR's:	1		Baths:	2		HB		

REMODELING

	Exterior:
	Interior:
1.	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
31	General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	M
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	147.47	
Special Features:	0	Val/Su Net:	92.00	
Final Total:	262200	Val/Su SzAd	158.33	

SKETCH

The diagram illustrates a two-stage wastewater treatment system. The top stage (Stage 1) consists of a UAT (28), SFL (12), FFL (12), and BMT (12) with a total volume of 60. The bottom stage (Stage 2) consists of a UAT (22), SFL (22), FFL (22), and BMT (22) with a total volume of 88. The diagram shows the flow of water between these components and the overall system dimensions.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,040	44.240	46,01	
FFL	First Floor	1,040	147.470	153,36	
SFL	Second Floor	616	147.470	90,84	
UAT	Upper Attic	154	82.580	12,71	
Net Sketched Area:		2,850	Total:	302,93	
Size Ad	1656	Gross Area	3312	FinArea	181

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
10					
68	FFL	100	OFC	100 A	1
41	UAT	100	FLA	100 F	
18					
37					
10					

IMAGE



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GENERAL INFORMATION			
Grade: C - Average			
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicdt:		Fact:	
Const Mod:			
Lump Sum Adj:			

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

SPEC FEATURES/YARD ITEMS **PARCEL ID** 054.0-0001-0019.A

More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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OTHER FEATURES

Kits: 16	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	30 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	30 %

Basic \$ / SQ:	168.00
Size Adj.:	1.15789473
Const Adj.:	0.98870105
Adj \$ / SQ:	192.328
Other Features:	160000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1705404
Depreciation:	511621
Depreciated Total:	1193783

1st Res Grid		Desc: Line 1										# Units 16	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 16		BRs: 16			Baths: 16			HB			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No	Unit	RMS	BRS	FL
16		1	1	M
Totals				
16		16	16	

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	192.33	
Special Features:	0	Val/Su Net:	138.59	
Final Total:	1193800	Val/Su SzAd	209.44	

PARCEL ID 054.0-0001-0019.A

PARCEL ID 054.0-0001-0019.A

Total Special Features:		Total:	3,500
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	2,850	192.330	548,130	
LLV	Lower Level	2,850	156.650	446,453	
SFL	Second Floor	2,850	192.330	548,130	
OFP	Open Porch	64	41.800	2,672	
Net Sketched Area:		8,614	Total:	1,545,405	
Size Ad	5700	Gross Area	8614	FinArea	8263

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6	LLV	100	FLA	90	A	4
7						
8						
9						
10						
11						
12						
13						
14						
15						

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GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1970
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

SPEC FEATURES/YARD ITEMS **PARCEL ID** 054.0-0001-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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Full Bath	16	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 16	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	30.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%

Basic \$ / SQ:	168.00
Size Adj.:	1.15789473
Const Adj.:	0.98870105
Adj \$ / SQ:	192.328
Other Features:	160000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1705404
Depreciation:	511621
Depreciated Total:	1193783

COMMENTS	
	8

1st Res Grid		Desc: Line 1										# Units 16	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 16		BRs: 16			Baths: 16			HB			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No Unit	RMS	BRS	FL
16	1	1	M
Totals			
16	16	16	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	192.33	
Special Features:	0	Val/Su Net:	138.59	
Final Total:	1193800	Val/Su SzAd	209.44	

PARCEL ID 054.0-0001-0019.A

pr Value	JCod JFact	Juris. Value
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Diagram of a rectangular building layout with dimensions and labels:

- Top horizontal dimension: 15 (left), 38 (center, boxed), 15 (right). A dashed line points from the boxed 38 to the label "OFP (24)".
- Left vertical dimension: 75.
- Bottom horizontal dimension: 15 (left), 85 (center, boxed), 15 (right). A dashed line points from the boxed 85 to the label "OFP (40)".
- Internal labels: SFL, FFL, LLV, (2850).

[illegible]

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
36	LLV	100	FLA	90	A	4
36						
75						
04						
65						

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GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1920
Alt LUC:	
Jurisdict:	G12
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 054.0-0001-0019.A

More: N Total Yard Items: Total Special Features: Total:

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 2	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%

Basic \$ / SQ:	180.00
Size Adj.:	1.16269529
Const Adj.:	0.98990101
Adj \$ / SQ:	207.172
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609387
Depreciation:	188910
Depreciated Total:	420477

[illegible]

1st Res Grid	Desc: Line 1											# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 10		BRs: 4		Baths: 2		HB						

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	207.17
Special Features:	0		Val/Su Net:	125.75
Final Total:	420500		Val/Su SzAd	205.32

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,024	207.170	212,144	
SFL	Second Floor	1,024	207.170	212,144	
BMT	Basement	1,008	62.150	62,649	
UAT	Upper Attic	252	82.870	20,883	
OPF	Open Porch	36	43.560	1,568	
Net Sketched Area:		3,344	Total:	509,388	
Size Ad	2048	Gross Area	4100	FinArea	2048

[illegible]

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GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1920
Alt LUC:	
Jurisdic	G12
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 054.0-0001-0019.A

More: N Total Yard Items: Total Special Features: Total:

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 2	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%

Basic \$ / SQ:	180.00
Size Adj.:	1.16269529
Const Adj.:	0.98990101
Adj \$ / SQ:	207.172
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609387
Depreciation:	188910
Depreciated Total:	420477

		12
--	--	----

1st Res Grid	Desc: Line 1										# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	s: 10	BR	s: 4	Bath	s: 2	HB					

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	207.17
Special Features:	0		Val/Su Net:	125.75
Final Total:	420500		Val/Su SzAd	205.32

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,024	207.170	212,144	
SFL	Second Floor	1,024	207.170	212,144	
BMT	Basement	1,008	62.150	62,649	
UAT	Upper Attic	252	82.870	20,883	
OPF	Open Porch	36	43.560	1,568	
Net Sketched Area:		3,344	Total:	509,388	
Size Ad	2048	Gross Area	4100	FinArea	2048

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
9						
8						
8						
8						
8						

***AssessPro* Patriot Properties, Inc**

